Established in 1992, REPL is integrated Urban Development & Infrastructure Consultants. REPL integrates a range of services to deliver end-to-end consultancy services. We have expertise in formulating regional plans, master plans & zonal plans, designing water management & transportation systems and other infrastructure facilities.

The group has successfully planned and delivered assignments of diverse nature such as Residential, Commercial, Group Housing & Integrated Townships projects, Hospitals, Hotels & Recreational facilities, Water Supply, Sewerage & Sanitation Systems, Regional Plans, just to name a few.

REPL is extensively associated with the Smart City Mission of GOI, at multiple locations under various capacities, including the preparation of master plan, DPRs and PMC.

REPL is an ISO 9001:2015 certified organization. REPL is Listed on National Stock Exchange (NSE). A number of companies, joint ventures, strategic partnerships, empanelment with government department and agencies, in-house team of sector experts and clientele spread across countries and testimony of our growth story.

**Leadership**

Mr. Pradeep Misra has proven track record of industry leadership and entrepreneurial abilities. Over more than 25 years, he has built up and nurtured many institutions, steered companies to market leadership positions and played crucial roles in large scale construction and consultancy projects.

**Mr. Pradeep Misra**
CMD – REPL

**Vision**

To be the most endorsed integrated real estate & infrastructure consultants

**Mission**

Facilitate best living conditions by designing buildings and infrastructure that are proudly inherited by coming generations

**Viability Analysis | Infrastructure Services | Urban Planning | GIS | Building & Area Design | Structural Design & Sevice Design(MEP) | PMC | Strategic Marketing Advisory**
REPL (Rudrabhishek Enterprises Ltd.) has over two decades’ credential in urban planning consultancy. With strong capability in urban planning & GIS, we have delivered numerous projects through integrated approach. The highly experienced and specialised team is proficient in offering consultancy in Regional Plans, Zonal Plans, Urban redevelopment/Renewal Plans, Smart City Plans, Slums Free City Plans, Sanitation Plans, Street vendor Management Plans, State level Technical Cell, City Level Technical Cell for ULBs and many more.

Our scope of work includes GIS - based City Mapping, Preparation of Base Maps, Demographic Studies, Socioeconomic Surveys & Analysis, Infrastructure Analysis, DPR for various projects, Financial Operating Plan Formulation, Community Consultations, Preparation of Future Land Use Maps, Coordination with various Government Agencies and Policy Level Recommendations.

REPL is working across many cities at Pan India level. It has started working on International projects in Europe, Africa and South East Asia region.

REPL’s sister concern, Rudrabhishek Infosystem Pvt. Ltd. (RIPL) provides comprehensive and state-of-the-art GIS solutions in infrastructure and real estate sectors. RIPL focuses on helping organisations in creation, conversion, updation, integration and evaluation of data through application of GIS, ERP and other technologies. It provides optimum, business – driven solutions by undertaking consulting assignments and offers end-to-end geospatial consultancy and development services.

Regional Plans
Development Plans

Master Plans
Zonal Plans

Slum-Free Cities
Smart Cities
Indore Smart City, Madhya Pradesh

Client: Indore Smart City Development Ltd. (ISCDL)
Area: 742 acres
Status: Ongoing

REPL Consortium is providing consultancy for preparation of Area Based Development (ABD) Master Plan, detailed layout plan for earmarked area, preparation of DPR for various packages and PIMC support. The Area Based Development (ABD) proposal spreads across a contiguous land parcel, having a population of 1.2 Lakhs. The earmarked area is proposed to be retrofitted with smart features/infrastructure wherein out of total proposed area, 164 acres of land will be redeveloped. The project is ongoing.

Kanpur Smart City, Uttar Pradesh

Client: Kanpur Municipal Corporation (KMC)
Area: 2311 acres
Status: Ongoing

REPL Consortium is providing consultancy for preparation of Area Based Development (ABD) Master Plan, detailed layout plan for earmarked area, preparation of DPR and PIMC support.

Varanasi Smart City, Uttar Pradesh

Client: Varanasi Smart City Development Ltd. (VSCDL)
Area: 1389 acres
Status: Ongoing

Planning Brochure Revision: April 2019

REPL with consortium partners is working as project management development consultants for Varanasi Smart City. The approach of Area Based Development (ABD) and pan city solutions is undertaken. This will include retrofitting of old city aiding river Ganga comprising of major temples, heritage sites & cultural places with emphasis on socio-economic growth. Some of the projects under Varanasi Smart City are: Kanha Upvan (Gaushala for stray cattle), Multi-level two Wheeler parking at Gokulda Chowk, Macchhodari Smart Senior Secondary School and Skill development center, Town Hall, Smart PMAY Homes at Madahiya Crossing, MultiLevel Two Wheeler & Four Wheeler Parking at Joota Market, Sports Stadium at Sigra, Flyovers - Chowka Ghat to Andhra Pul, Pandypur, Mahmoganj, and more.
**Housing For All Plan of Action - HFAPoA for 128 Towns of Uttar Pradesh**

Client: SUDA (Uttar Pradesh)

Status: Ongoing

**Scope of work**

- Technical support to plan, design, prioritize, develop, procure, implement, manage and monitor smart city projects under the Smart Cities Mission
- Support in overall management of Smart City project, including project planning, budgeting, supervising, managing, monitoring & evaluating, reporting and coordination to ensure timely project development and implementation in line with Smart City Proposal and Smart Cities Mission.

**Cluster:**
- Meerut Division (6 Districts)
- Moradabad Division (5 Districts)
- Chitrakoot Division (4 Districts)

**Client:** State Development Authority

**Status:** New Project

- Demand Survey through camps
- 20% of physical verification of demand survey
- Organization of stakeholders as per the clause 8.6 of Guidelines
- Data Entry of slum and Non Slum survey, data verification, collection and compilation of data
- Assessment of Urban Poor status in slum & non-slums
- Devising development options for beneficiaries for verticals
- Implementation methodology
- Formulation of Financial Plans

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**Dehradun Smart City, Uttarakhand**

Client: MCDA

Area: 876 Acres

Status: Ongoing

**Scope of work**

- 100% Physical verification includes Door to Door Survey, Collection of land documents and consent letter from the beneficiaries
- Submission of Preliminary Detailed Project Report & Approval of SLSMC & CSMC
- MIS Entry
- Preparation of Beneficiaries wise detailed Architectural / Engineering designs, Drawings & Estimates for all sizes of plots
- Geo Tagging of Beneficiaries

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**Bhopal Smart City, Madhya Pradesh**

Client: Bhopal Municipal Corporation

Area: 348.419 Acres

Status: Plan Approved

**Scope of work**

- Participated in smart city challenge
- Found its place in top 20 in India
- City level analysis and projection of social, physical, economic aspects and infrastructure were done
- Projects at pan city level and Area Based Development (ABD) were identified
- ABD was done as pilot project of smart city which can be replicable at pan city level
- In ABD, redevelopment approach was adopted for 144 hectares land which was designated on Transit-oriented development model
- Various hubs were developed with all essential smart city features emphasizing on mixed use, walk to work, zero waste, energy efficiency & green building, efficient technology interventions and sustainability
- Master plan, detailed urban design, 3D modelling, detailed project costing and financial operating plan was made

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**Proposed View of Area Based Development for Smart City, Dehradun**

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**Housing For All Plan of Action - HFAPoA for 128 Towns of Uttar Pradesh**

Client: SUDA (Uttar Pradesh)

Status: Ongoing

**Scope of work**

- Demand Survey through camps
- 20% of physical verification of demand survey
- Organization of stakeholders as per the clause 8.6 of Guidelines
- Data Entry of slum and Non Slum survey, data verification, collection and compilation of data
- Assessment of Urban Poor status in slum & non-slums
- Devising development options for beneficiaries for verticals
- Implementation methodology
- Formulation of Financial Plans

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**DPR & PMC for 128 towns of Uttar Pradesh**
Housing For All Plan of Action- HFAPoA for 10 Towns of Rajasthan

Area: 62158 Hectare
Status: Ongoing

Scope of work
• Assessment of present slum situation, slum mapping, socio-economic survey of all slum pockets and formulation of various slum development options • Analysis of existing housing market (shortage, gaps, supply and demand) • Selection of beneficiaries under various verticals of Pradhan Mantri Awas Yojana (PMAY) • Costing and Financial Operating Plan for each vertical under various phases • Preparation of Implementation Plan • Assisting the ULBs to prepare the tender document for construction

Proposed Affordable Housing Scheme in Mandsaur – HFAPoA under Pradhan Mantri Awas Yojana (PMAY)

Client: Nagar Palika Parishad Mandsaur, Nagar Palika Parishad Tikamgarh
Status: DPR Approved

Scope of work
• Assessment of present slum situation, slum mapping, socio-economic survey of all slum pockets and formulation of various slum development options • Analysis of existing housing market (shortage, gaps, supply and demand) • Selection of beneficiaries under various verticals of Pradhan Mantri Awas Yojana (PMAY) • Costing and Financial Operating Plan for each vertical under various phases • Preparation of Implementation Plan • Assisting the ULBs to prepare the tender document for construction

Housing For All Plan of Action HFAPoA and DPR for 2 Towns of MP (Tikamgarh & Mandsaur)

Client: Nagar Palika Parishad Mandsaur, Nagar Palika Parishad Tikamgarh
Status: DPR Approved

Scope of work
• Assessment of present slum situation, slum mapping, socio-economic survey of all slum pockets and formulation of various slum development options • Analysis of existing housing market (shortage, gaps, supply and demand) • Selection of beneficiaries under various verticals of Pradhan Mantri Awas Yojana (PMAY) • Costing and Financial Operating Plan for each vertical under various phases • Preparation of Implementation Plan • Assisting the ULBs to prepare the tender document for construction

Client: Bihar Urban Development Authority
Clusters: Muzaffarpur – 14 Towns, Siwan – 14 Towns, Purnea – 18 Towns, Motihari – 14 towns
Status: Ongoing

Scope of work
• Demand Survey through camps • Preparation of beneficiary list • Carrying out IEC activities such as announcement of scheme by using mikes and ward wise distribution of pamphlets, banners and posters • Organization of stake holders meeting • 100% Data Entry of Slum and Non-Slum survey, data verification, collection and compilation of data on PMAY MS portal • Assessment of urban poor status in slums and non-slums • Devising development options for beneficiaries for all verticals • Implementation methodology • Formulation of financial plans

Proposed Slum Development Plan– Pasi Tola, Samastipur

Client: Bihar Urban Development Authority
Clusters: Muzaffarpur – 14 Towns, Siwan – 14 Towns, Purnea – 18 Towns, Motihari – 14 towns
Status: Ongoing

Scope of work
• Assessment of present slum situation, slum mapping, socio-economic survey of all slum pockets and formulation of various slum development options • Analysis of existing housing market (shortage, gaps, supply and demand) • Selection of beneficiaries under various verticals of Pradhan Mantri Awas Yojana (PMAY) • Costing and Financial Operating Plan for each vertical under various phases • Preparation of Implementation Plan • Assisting the ULBs to prepare the tender document for construction • Preparation of slum DPRs as per the priority and tenability analysis done
Identifying slum settlements and marking them on the base map or satellite imagery of the town.
Conducting socio-economic and infrastructure survey of slum settlements, analyzing it and suggesting relevant slum intervention strategies for their upliftment, like in-situ upgradation, redevelopment and relocation.
Consultation with stakeholders at each level.
Proposing a plan for a Slum Free City and preparing DPR for slums selected under Phase-1 of implementation.

Client: Urban Improvement trust
Bikaner, Rajasthan
Status: Approved

Scope of work
- Identifying slum settlements and marking them on the base map or satellite imagery of the town
- Conducting socio-economic and infrastructure survey of slum settlements, analyzing it and suggesting relevant slum intervention strategies for their upliftment, like in-situ upgradation, redevelopment and relocation
- Consultation with stakeholders at each level
- Proposing a plan for a Slum Free City and preparing DPR for slums selected under Phase-1 of implementation.

Client: UADD, M.P.
Status: Feasibility Report Approved

Scope of work
- Analysis of existing sanitation status and identification of problem areas
- City campaigning and community participation for sanitation plan of action
- Identification of various sanitation and training to city managers for sanitation strategies and technical interventions
- Preparation of city sanitation plan of action for 4 towns including layout plan & cost estimations
- Preparation of feasibility reports for 4 towns of identified projects
- Preparation of detailed project reports of water supply, sewerage, drainage, solid waste management and riverfront development for all the four towns

Client: National Capital Region Transport Corporation, New Delhi
Area: 610 Hectares
Status: Ongoing

Scope of work
- Digitization of 0.5m satellite image.
- Mapping of Roads, Street, Bridge, Culvert, Parking area, water tank, STPs etc.
- Survey & Mapping of Property
- Existing landuse, Building Use, No. of Floor, Builtup area, Photograph etc.
- Preparation of Existing land use map
- Preparation of Basemap on 1:1000 scale.

Client: NCR Planning Cell, U.P.
Area: Approx. 1 Mn. Hectare
Status: Completed

Scope of work
- Preparation of base map on GIS platform, incorporating all existing features; integrating the master plans for all major cities and proposed & existing transit corridors
- Superimposition of proposed plan on revenue maps
- Study and analysis of socio-economic, infrastructure and other aspects for identifying development potentials and constraints
- Preparation of policy for future development for 2021

Client: NCR Planning Cell, U.P.
Area: Approx. 1 Mn. Hectare
Status: Completed

Scope of work
- Preparation of base map on GIS platform, incorporating all existing features; integrating the master plans for all major cities and proposed & existing transit corridors
- Superimposition of proposed plan on revenue maps
- Study and analysis of socio-economic, infrastructure and other aspects for identifying development potentials and constraints
- Preparation of policy for future development for 2021

Client: National Capital Region Transport Corporation, New Delhi
Area: 610 Hectares
Status: Ongoing

Scope of work
- Digitization of 0.5m satellite image.
- Mapping of Roads, Street, Bridge, Culvert, Parking area, water tank, STPs etc.
- Survey & Mapping of Property
- Existing landuse, Building Use, No. of Floor, Builtup area, Photograph etc.
- Preparation of Existing land use map
- Preparation of Basemap on 1:1000 scale.
City Street Vending Plan
for state Haryana

Client: Directorate of Urban Local Bodies, Haryana
Status: Ongoing

Scope of work
• Street vendor survey i.e. questionnaire, coordinates, photo and biometric information
• Preparing Smart ID cards for each street vendor
• GIS Base mapping of City level and Vendor location level
• Gap Analysis & Provisions for Social Entitlements
• Preparing de-duplication software
• Preparing MIS software
• Preparation of city street vending plan
• Preparation of detailed implementation plan

Street Vending Plan,
Jhansi & Bathinda

Client: Municipal Corporation, Jhansi, Bathinda
Area: 11000 Hectare - Bathinda
16000 Hectare - Jhansi
Status: Ongoing

Scope of work
• City level and street level GIS mapping
• Developing a software for field data collection including Photo and Biometric information
• Street vendor survey i.e. questionnaire, coordinates, photo and biometric information
• Preparing ID cards for each street vendor
• Preparing de-duplication software
• Preparation of city street vending plan

Techno Feasibility Study
& Riverfront Development
Master Plan of Rispana & Bindal River, Dehradun

Client: Mussoorie Dehradun Development Authority (MDDA), Draft Submitted
Area: Bindal - 93.91 Acres
Rispana - 187.50 Acres
Status: Ongoing

Scope of work
• Preparation of Draft Zoning Plan
• Preparation of Infrastructure Development Plan with Block Estimate & financial model
• Land parcel identification to undertake Techno-Economic Feasibility
• Draft Feasibility with concept design of Identified Projects
• Preparation of Techno-Economic Feasibility Report

City Development
Plans for 10 Towns of Madhya Pradesh

Client: UADD, M.P.
Area: 2,408 Hectares
Status: Completed

Scope of work
• Preparation of base map on GIS platform
• Analysis of physical, socio-economic and infrastructure status
• Projections and gap assessment of demography, housing and infrastructure for plan period
• Development of city vision, sector goals, strategies, project identification, costing, phasing and formulation of financial operating plan through stakeholder consultation
• Preparation of city development plan with a city investment plan

City Development
Plans for 80 ULBs of Haryana State

Client: Municipal Corporation, Jhansi, Bathinda
Area: 11000 Hectare - Bathinda
16000 Hectare - Jhansi
Status: Ongoing

Scope of work
• City level and street level GIS mapping
• Developing a software for field data collection including Photo and Biometric information
• Street vendor survey i.e. questionnaire, coordinates, photo and biometric information
• Preparing ID cards for each street vendor
• Preparing de-duplication software
• Preparation of city street vending plan
• Preparation of detailed implementation plan
Client: Municipal Corporation of Delhi (MCD)
Area: 2,510 Hectares
Status: Completed

Scope of work
• Preparation of base map on GIS platform, incorporating all existing features and proposed schemes of development
• Superimposition of revenue map & preparation of final proposed landuse plan
• Analysis of socio-economic, infrastructure, heritage & conservation aspects for identifying potentials and constraints

Scope of work
• Preparation of base map on GIS platform, incorporating all existing features
• Study & analysis of socioeconomic aspects for identifying areas of potentials and constraints
• Preparation of Master Plan document including zoning regulations & bye laws

Client: Gaziabad & Lucknow Development Authority
Area: 20,000 Hectares
Status: Approved

Scope of work
• Preparation of base map on GIS platform, incorporating all existing features and proposed schemes of development
• Study & analysis of socioeconomic aspects for identifying areas of potentials and constraints
• Preparation of zoning matrix
• Preparation of zonal plan document including zoning regulatory frameworks for each zone

Client: Municipal Corporation of Delhi (MCD)
Area: 2,510 Hectares
Status: Completed

Scope of work
• Preparation of base map on GIS platform, incorporating all existing features
• Preparation of strategies and policies for redevelopment plan through extensive public participation and consultations at each stage of the project

Client: Gaziabad & Lucknow Development Authority
Area: 20,000 Hectares
Status: Approved

Scope of work
• Preparation of base map on GIS platform, incorporating all existing features
• Preparation of Master Plan document including zoning regulations & bye laws

Client: Municipal Corporation of Delhi (MCD)
Area: 2,510 Hectares
Status: Completed

Scope of work
• Preparation of base map on GIS platform, incorporating all existing features
• Study & analysis of socioeconomic aspects for identifying areas of potentials and constraints
• Preparation of strategies and policies for redevelopment plan through extensive public participation and consultations at each stage of the project

Client: Gaziabad & Lucknow Development Authority
Area: 20,000 Hectares
Status: Approved

Scope of work
• Preparation of base map on GIS platform, incorporating all existing features
• Preparation of Master Plan document including zoning regulations & bye laws
Client: Lake Region Special Area Development Authority (NLRSADA)  
Nainital  
Area: 5000 Hectares  

Scope of work:  
- Procurement of satellite imagery of 0.5m preferably  
- Geo-reference and digitize of Sajra maps  
- Composite mosaic of all village sajra maps  
- Prepare Base map for all 5 towns  
- Land Use survey and existing land use mapping  
- Total Station Survey and DGPS survey  
- Preparation of contour map with 2.0m interval  
- Physiography i.e. Slope/Relief, DEM, Drainage pattern

Client: IIDC, Gwalior  
Area: 391.921 Acres  
Status: Ongoing  

Scope of work:  
- Preparation of Documentation needed for obtaining loan from financial institution and completing the tasks of Selection of Construction Agency and a Quality Control Agency through a procurement process for setting up New Industrial Area in Pahadi Tehsil Banmore, District Morena

Client: Ansal Hi-Tech Township Ltd.  
Area: 3504 Acres  
Status: Ongoing  

Scope of work:  
- End-to-end consultancy provided right from builder bid application to sales & marketing of the project  
- Planning, infrastructure services, DPR and marketing  
- DPR submission & approvals, master plan, tender documentation, bill of quantities, technical & financial bids, traffic flow patterns, strategic tie-ups  
- It will have luxury villas, designer landscaping, entertainment zones, state-of-the-art infrastructure, healthcare facilities etc.
**Sun Greentech Township, Ghaziabad**

**Client:** Suncity Developers  
**Area:** 2,068 Hectares  
**Status:** Ongoing  

**Scope of work**
- Create a residential zone, equipped with all basic facilities  
- Develop an efficient road network and harness technology to maximise its capacity  
- Plan and execute the design in such a way so as to take care of future expansion pressures  
- Effective land uses in conformity to master plan and prevailing By-laws  
- Development of well-distributed green areas, commercial areas and other facilities within each sector

**Hi-Tech City, Dadri**

**Client:** Ansal Hightech Townships LTD  
**Area:** 2,504 Acres  
**Status:** Completed  

**Scope of work**
- Assisting builder in site identification and project bid  
- Organize survey to assess physical, social and financial condition of the site  
- Preparation of layout and DPR along with various services plans, landscape plans and transportation plans  
- Urban plan exhibiting developments like commercial, residential, recreational, etc.

**Wave Hi-Tech City, Ghaziabad**

**Client:** Uppal Chaddha Hi-Tech Developers  
**Area:** 5,456 Acres  
**Status:** Ongoing  

**Scope of work**
- Preparation of layout and approval of DPR from authority  
- Developer agreement documents for statutory approval, designing and planning of various services, etc.  
- More than 750 acres of green spaces, wide roads and congestion-free BRT network for smooth traffic flow  
- Central command center, smart meters, intelligent traffic management, waste management, 24x7 CCTV surveillance, weather substation, water management, etc.

**Agra Integrated Township, Agra**

**Client:** Ansal API  
**Area:** 180 Hectares (Approx.)  
**Status:** Ongoing  

**Scope of work**
- Identification of site and data collection  
- Conducting physical and other related survey of site to assess the social, physical and financial condition  
- Preparation of license document  
- Preparation of layout and detailed project report  
- Preparation of various services plans, landscape plan, transportation plan, etc.  
- Preparation of developer’s agreement document  
- Preparation of urban design concept and detailing of various types of development like, commercial, residential (group housing, villas), recreational, etc.
**Empanelment List**

- Ministry of Urban Development, Government of India, New Delhi for Smart cities, Hriday Schemes & City Development Plan (JhNurm)
- Delhi Development Authority
- Regional Centre for Urban Environment Studies, Lucknow
- U.P Project Corporation Ltd., Government of U.P.
- Uttar Pradesh Tourism
- Uttar Pradesh State Road Transport Corporation
- Construction & Design Services, Uttar Pradesh Jal Nigam
- Odisha Urban Infrastructure Development Fund, Government of Odisha
- Town Development Department, Government of Jharkhand
- Madhya Pradesh Jal Nigam, Maryadit
- Uttarakhand Pay Jal Nigam
- Tamil Nadu Housing Board for Architectural Services
- Gujarat State Police Housing Corporation Limited
- Planning & Development Department, Government of Assam
- Environmental Planning & Coordination Organisation (EPCO), Government of Madhya Pradesh
- Export - Import Bank of India (Exim Bank) For preparation and evaluation of DPRs
- Chhattisgarh Housing Board for Engineering Services
- Bihar Industrial Area Development Authority
- Yamuna Expressway Industrial Development Authority, Greater Noida, U.P.
- Greater NOIDA Industrial Development Authority
- Lucknow Development Authority
- Bhubaneswar Development Authority
- Jaipur Development Authority
- Agra Development Authority
- Mathura Vrindavan Development Authority
- Guwahati Urban Development Department
- Moradabad Development Authority
- Mussoorie Dehradun Development Authority
- Municipal Corporation, Shimla
- Puri Municipality, Odisha
- Hapur Pilkhuwa Development Authority
- Uttar Pradesh State Industrial Development Corporation Limited (UPSIDC)
- Rural Water Supply & Sanitation, Bhubaneswar

**Our Clients**

- Kanpur Municipal Corporation
- Varanasi Smartcity Ltd
- Kanpur smart City Ltd
- Indore smart City
- Moti Mahal Central India Ltd
- Greater Noida Development Authority
- UP Awas Vikas Vikas Parishad
- U.P. Jal Nigam
- Madhya Pradesh Jal Nigam
- National Capital Region Planning Cell
- UP Cooperative Federation Ltd.
- Uttar Pradesh Tourism
- Planning & Development Department Government of Assam
- Urban Development Department - Himachal Pradesh
- National Capital Region Planning Cell
- Bihar Urban Development Corporation
- Ministry of Housing and Urban Poverty Alliacion
- SUDA - Uttar Pradesh
- Uttar Pradesh Jal Nigam
- DTC - Andhra Pradesh
- Info Tech Corporation of Goa Limited
- State water Sanitation Mission, U.P
- Uttar Pradesh Jal Nigam
- DSKamal
- Ansal API
- Emaar MGF Land Ltd
- Lakshya Real Infra Pvt. Ltd
- Paarth Infraotech Pvt. Ltd
- Nishi Infra Development Pvt Ltd
- Accor Hotels
- Hyundai Motor India Pvt Ltd
- and many more